

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

MARCH 17, 2016; 7:02 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, BRUCE DAVIS, TOM
DAY, SCOTT FREITAG AND JOY PETRO**

ABSENT:

JOYCE BROWN

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
DAVID PRICE, TERRY COBURN, PETER
MATSON, KENT ANDERSEN AND THIEDA
WELLMAN**

The meeting was held in the Council Chambers of the Layton City Center.

Mayor Stevenson opened the meeting and excused Councilmember Brown. He led the Pledge of Allegiance. Mayor Stevenson gave the invocation. Scouts and students were welcomed.

MINUTES:

MOTION: Councilmember Davis moved and Councilmember Day seconded to approve the minutes of:

**Layton City Council Special Meeting – February 10, 2016;
Layton City Council Work Meeting – February 18, 2016; and
Layton City Council Meeting – February 18, 2016.**

The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Mayor Stevenson indicated that there would be a Vietnam Veterans appreciation event on April 2nd at Central Davis Jr. High.

Mayor Stevenson reviewed information about some of the Family Recreation events that would be happening in March and April.

PRESENTATIONS:

HILL AIR FORCE BASE

Lt. Colonel Kris Long, 75th Operations Support Squadron Commander, expressed appreciation to the Mayor and Council for their time and support. Lt. Colonel Long indicated that the Warriors Over the Wasatch Air Show would be held June 25th and 26th. He indicated that the theme this year was “A Proud Heritage.”

Lt. Colonel Long said they anticipated 600,000 attendees; traffic would be an issue. He said they had been talking with municipalities to manage traffic. Lt. Colonel Long suggested that anyone coming to the show should use the Roy and west gate entrances. He said there would be expanded bus services and parking plans.

Lt. Colonel Long expressed gratitude for the great support they received from the State and the City of Layton. He said the estimated economic impact to the state was \$20,000,000; this was a great event for the community.

Lt. Colonel Long indicated that some of the performers would include the Air Force Thunderbirds, the US

Army Golden Knights, and the Breitling European Team. He said the F-35 would also be a part of the show. Lt. Colonel Long thanked the Mayor and Council for their time.

Mayor Stevenson said he understood that UTA would be using the Mall and Northridge High as bus loading areas.

Lt. Colonel Long said they would also have Frontrunner service on Saturday and Sunday, and they would have some contract busses to assist UTA.

Lt. Colonel Long expressed appreciation to the City for the support Hill Air Force Base received. Hill was renowned for the support they received from the local communities. He indicated that the Air Show was a free event; there was no admission charge.

Councilmember Davis said the Weber campus was available for parking.

DENNIS HOWLAND – VIETNAM WALL MEMORIAL

Dennis Howland representing the Vietnam Veterans of America said they shared a common goal with the City to bring the Vietnam Wall Memorial to the community. Mr. Howland said the goal was to bring a replica of the Wall to Layton; not everyone could go to Washington DC to see the Wall.

Mr. Howland showed conceptual drawings of the Wall that would be located in Commons Park; the Wall would be 8 feet tall and 360 feet long. He said it would make the community and State a destination place. Visitors coming to town would visit the Wall and the Wall would draw visitors. Mr. Howland mentioned the educational value of the Wall. He indicated that the names on the Wall would be updated when the Wall in Washington DC was updated. Mr. Howland said the size of the Wall would be 80% of the Washington DC Wall.

Mr. Howland said the cost of the Wall was \$318,000, plus development of the park area. He said they were receiving funding from donations and grants. Mr. Howland said they had asked the State Legislature for funding and didn't receive it this year, but they would continue to ask the State for funding in the future. Mr. Howland said there were commemorative bricks that could be purchased; they were doing anything to raise money for the Wall. To date they had raised \$45,499.71. He said they needed help and were asking Layton City to contact larger organizations to help raise funds. Mr. Howland said they would continue to contact elected officials. He suggested including a flyer in the utility bills about donating.

Mayor Stevenson said the City would look at that possibility. He asked if Mr. Howland could meet to brainstorm on ideas for funding.

Mr. Howland said yes; the Wall would be built one way or another.

Councilmember Petro encouraged the Scouts to help out with this project.

NATIONAL FAIR HOUSING MONTH

Mayor Stevenson read a proclamation proclaiming April, National Fair Housing Month in Layton City.

CONSENT AGENDA:

BID AWARD – LANDSCAPE SPECIALTIES, INC. (LSI) – ANTELOPE DRIVE AND HIGHWAY 89 PARK AND RIDE SITE DEVELOPMENT – RESOLUTION 16-18

David Price, Parks and Recreation Director, said Resolution 16-18 authorized an agreement with Landscape Specialties, Inc., for construction of landscape irrigation systems, and landscape improvements along Antelope Drive, Hobbs Creek Drive and around the Park and Ride lot located at Antelope Drive and

Highway 89. He said three bids were received with Landscape Specialties submitting the lowest responsive, responsible bid of \$72,258. David said the project would improve the park strip along Antelope Drive and Hobbs Creek Drive, and provide native grass seeding and trees around the Park and Ride lot. He said Staff recommended approval.

Councilmember Freitag said on the western side of Antelope Drive where it banked up, how far up would the improvements go.

David said UDOT had re-seeded that area last fall and substantial improvement should be visible this year.

ADOPTION OF THE 2015 LAYTON CITY MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL REPORT – RESOLUTION 16-16

Terry Coburn, Public Works Director, said Resolution 16-16 was adoption of the 2015 Layton City Municipal Wastewater Planning Program annual report. He said the State of Utah, Department of Environmental Quality, Division of Water Quality, required the City to complete the annual report and for the report to be adopted by resolution. Terry said this report was relative to the sanitary sewer system; the City's sanitary sewer system was in good condition. He said Staff recommended approval.

DRAINAGE AGREEMENT WITH UDOT FOR PARTICIPATION IN THE COST TO CONSTRUCT THE DRAINAGE OUTFALL – KAYS CREEK 48-INCH STORM DRAIN PROJECT – RESOLUTION 16-17

Terry Coburn said Resolution 16-17 was a drainage agreement with UDOT for participation in the cost to construct the drainage outfall known by the City as Kays Creek 48-inch storm drain project. Terry said the project ran from the Training Table area, down the Bamberger Trail and would dump into Kays Creek. He said half of the project would help UDOT with the rebuild in the area of I-15 and Hill Field Road, and half of the project would benefit the City. Terry said since this City project also benefitted UDOT, the agreement provided for the City and UDOT to participate in the cost. The estimated cost of construction was \$1,100,000, with UDOT and the City sharing equally in the cost. UDOT would pay the City an estimated amount of \$550,000, with the final amount being based on actual costs incurred as determined after completion of the project. Terry said Staff recommended approval.

ON-PREMISE BEER LICENSE – GOLF COURSE – ALPHA SPROUT INC. – 3185 NORTH HILLS DRIVE

Bill Wright, Community and Economic Development Director, said this was an on-premise beer license for Alpha Sprout Inc., which would be located at the Sun Hill Golf Course. There had been an ownership change, which required a new license. Bill said the location met all buffer requirements and background checks had been approved by the Police Department. He said Staff recommended approval.

FINAL PLAT – SHEPHERD'S RIDGE SUBDIVISION – APPROXIMATELY 2500 NORTH CHURCH STREET

Bill Wright said this was final plat approval for the Shepherd's Ridge Subdivision submitted by Elk Valley Construction, for property located at approximately 2500 North Church Street. Bill identified the property on a map and indicated that the plat contained 12 lots on 13.42 acres. He said there were some sensitive lands issues on the east side of the property with some slope issues. Layton Municipal Code required special attention to the sensitive lands and those requirements had all been met. Bill said since approval of the preliminary plat, the developer decided to have all utilities serving the lots be public and they would be accessed off of Church Street. He said there were multiple zones on the property; all of the lots met the zoning requirements and geotechnical requirements. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

ANNEXATION REQUEST – DAVIS SCHOOL DISTRICT – APPROXIMATELY 1100 SOUTH WESTSIDE DRIVE – RESOLUTION 16-19

Bill Wright said Resolution 16-19 was an annexation request by the Davis School District for property located in the southwestern portion of the City at approximately 1100 South Westside Drive. He said the property contained 24.34 acres and was within the City's Annexation Plan. Bill said the School District expected to begin construction this summer of a new Jr. High School. He said Staff recommended approval.

MOTION: Councilmember Petro moved to approve the Consent Agenda as presented. Councilmember Davis seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

ANNEXATION AGREEMENT, ANNEXATION AND REZONE REQUEST – BARLOW CORPORATION – A (AGRICULTURE) TO R-S PRUD (RESIDENTIAL SUBURBAN PLANNED RESIDENTIAL UNIT DEVELOPMENT) – APPROXIMATELY 1700 WEST WEAVER LANE – RESOLUTION 16-03, ORDINANCE 16-10 AND ORDINANCE 16-11

Bill Wright said this was an annexation agreement, an annexation and a rezone request by the Barlow Corporation for property located at approximately 1700 West Weaver Lane, and was adjacent to the School District property mentioned in the previous agenda item. He said the property contained 8.47 acres and was located on the north side of Weaver Lane. Bill identified the property on a map and indicated that the property was within the City's Annexation Plan.

Bill said the annexation agreement focused on the conceptual plan that had been submitted by the applicant. He said the proposal was for a variety of single family detached and attached housing units. Most of the units would be located along a public road that would intersect with Weaver Lane. Bill said a few of the homes would be located on a private drive.

Bill said the property also contained Kays Creek, which would remain in open space and a trail would be provided to extend the Kays Creek Trail. He said the Kays Creek Trail would connect with the future West Davis Corridor Trail. There was a proposed cul-de-sac at the end of Weaver Lane at the proposed alignment of the West Davis Corridor. Eventually the West Davis Corridor would bisect the Weaver Lane alignment at this location. Bill said the R-S PRUD zoning request was consistent with the General Plan and with the zoning to the south in the Kays Creek Estates Subdivision. The PRUD overlay would allow some flexibility for clustering of units and a preservation of open space along the creek corridor.

Bill said there were a lot of details in the annexation agreement as to the requirements of the applicant and the City to provide for infrastructure and utilities. In the earlier Work Meeting, Staff shared with the Council one addition to the agreement that addressed development of the final portion of Weaver Lane from the creek to the cul-de-sac. When Phase 1 of the development was recorded, bonding would be required from the developer for the completion of Weaver Lane. The addition to the agreement states, "If development of the annexation area does not occur west of the culvert within 18 months of posting the bond, the City shall call the bond and require said street improvements to be completed in accordance with the City Ordinance." Bill said Staff would request that Council add that section to the agreement.

Bill said the plan presented this evening was only a conceptual plan. Staff anticipated that the preliminary and final plan would be significantly similar. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

Mayor Stevenson opened the meeting for public input. None was given.

MOTION: Councilmember Davis moved to close the public hearing and approve the annexation agreement, annexation and rezone, Resolution 16-03, Ordinance 16-10 and Ordinance 16-11, including the addition to

the annexation agreement as presented by Staff. Councilmember Freitag seconded the motion, which passed unanimously.

Mayor Stevenson thanked Gary Crane for his efforts at the State Legislature.

The meeting adjourned at 7:58 p.m.

Thieda Wellman, City Recorder